



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-080067-25

In the matter of: LOWER, 20 GLENELLEN DR
ST CATHARINES ON L2M5Z1

Between: VALENTINA TOMOVICI Landlord

And

SARA GILBY Tenant

VALENTINA TOMOVICI (the 'Landlord') applied for an order to terminate the tenancy and evict SARA GILBY (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was to be heard by videoconference on January 20, 2026. The Landlord VALENTINA TOMOVICI, the Landlord's representative, AVI ROSEN and NASEEM (ANN) HOSEIN, and the Tenant, SARA GILBY attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

This amended order is issued to correct clerical errors in the original order issued on January 22, 2026.

The parties agreed:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,650.00. It is due on the 1st day of each month.
3. The Tenant has paid \$2,900.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 2, 2026 are \$11,933.14.
5. There are \$1,818.14 in utility bill arrears as of January 15, 2026.15,
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$13,937.28 for arrears of rent to January 31, 2026 which includes the application filing fee of \$186.00 and \$1,818.14 in utility bill arrears.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$7,000.00 on or before February 28, ~~2027~~ 2026; and
 - b. The balance outstanding of \$6,937.28 on or before March 31, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to March 1, 2026 or until the arrears are paid in full, whichever date is earliest.
4. For a period of twelve months starting on February 15, 2026, the Tenant shall pay future utility bills on or before the fifteenth (15) day of each month.
5. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 or 4 of this order, the outstanding balance of any arrears of rent and utility costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants to pay any new arrears, NSF fees, related charges and utility charges that became owing after January 31, 2026.

January 22, 2026
Date Issued

John Russett
Hearings Officer, Landlord and Tenant Board

February 19, 2026
Date Amended

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.